

# GUINEVERE APARTMENTS

KNIGHTS  
QUARTER

WINCHESTER

**Berkeley**  
Designed for life



INTRODUCING THE STUNNING

## Guinevere apartments

An exquisite collection of 1, 2 and 3 bedroom apartments situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture, spaciouly designed luxurious interiors and access to private courtyard gardens.

# Development Plan



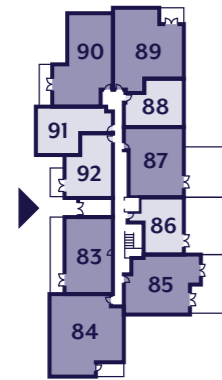
The site plan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



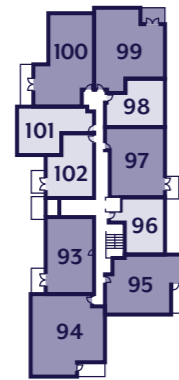
# GUINEVERE APARTMENTS

Welcome to the Guinevere Apartments. A stunning collection of 1, 2 and 3 bedroom apartments located at the heart of Knights Quarter.

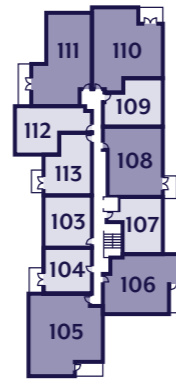
GROUND FLOOR



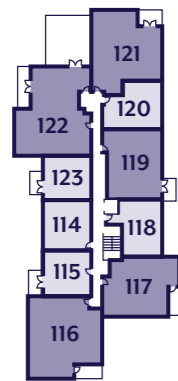
FLOOR 1



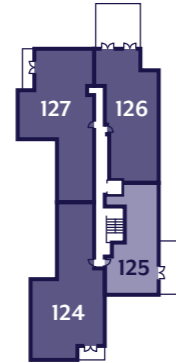
FLOOR 2



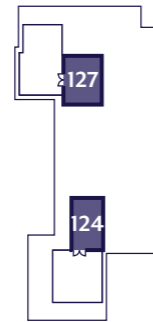
FLOOR 3



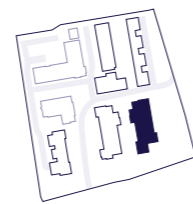
FLOOR 4



FLOOR 5

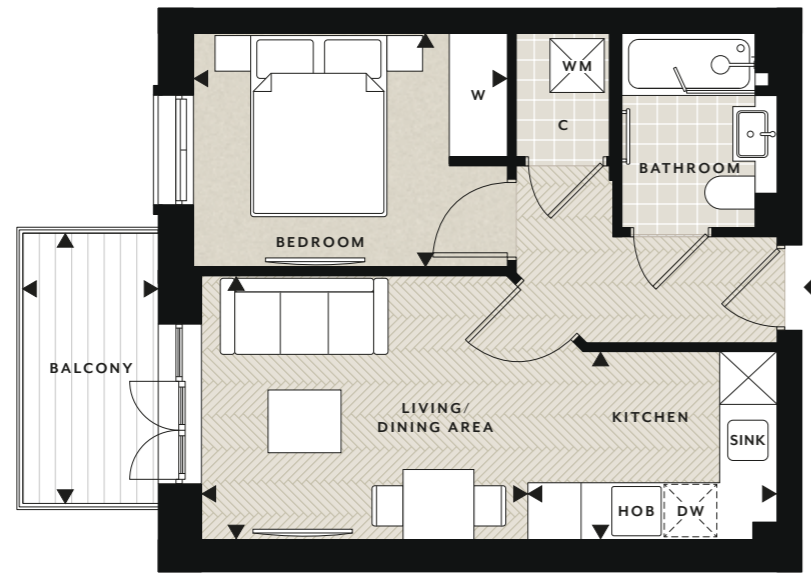


- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



# 1 bedroom apartment

3RD FLOOR · PLOT 123

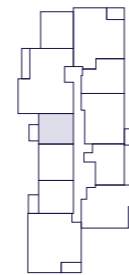


NORTH



## ACCOMMODATION

Living / Dining Area	3.69m x 2.98m	12'1" x 9'9"
Kitchen	2.82m x 2.13m	9'3" x 7'0"
Bedroom	3.54m x 2.65m	11'7" x 8'8"
Balcony	3.06m x 1.53m	10'0" x 5'0"
<b>Total Internal Area</b>	<b>37.56 sq m</b>	<b>404 sq ft</b>



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# 1 bedroom apartment

2ND, 3RD FLOORS · PLOTS 104, 115

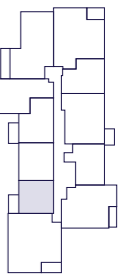


NORTH



## ACCOMMODATION

Living / Dining Area	4.40m x 3.23m	14'5" x 10'7"
Kitchen	2.48m x 2.23m	8'2" x 7'4"
Bedroom	3.43m x 2.80m	11'3" x 9'2"
Balcony	3.13m x 1.53m	10'3" x 5'0"
<b>Total Internal Area</b>	<b>40.42 sq m</b>	<b>435 sq ft</b>



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# 1 bedroom apartment

2ND, 3RD FLOORS • PLOTS 103, 114

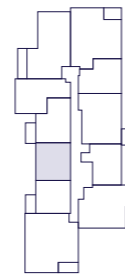


NORTH



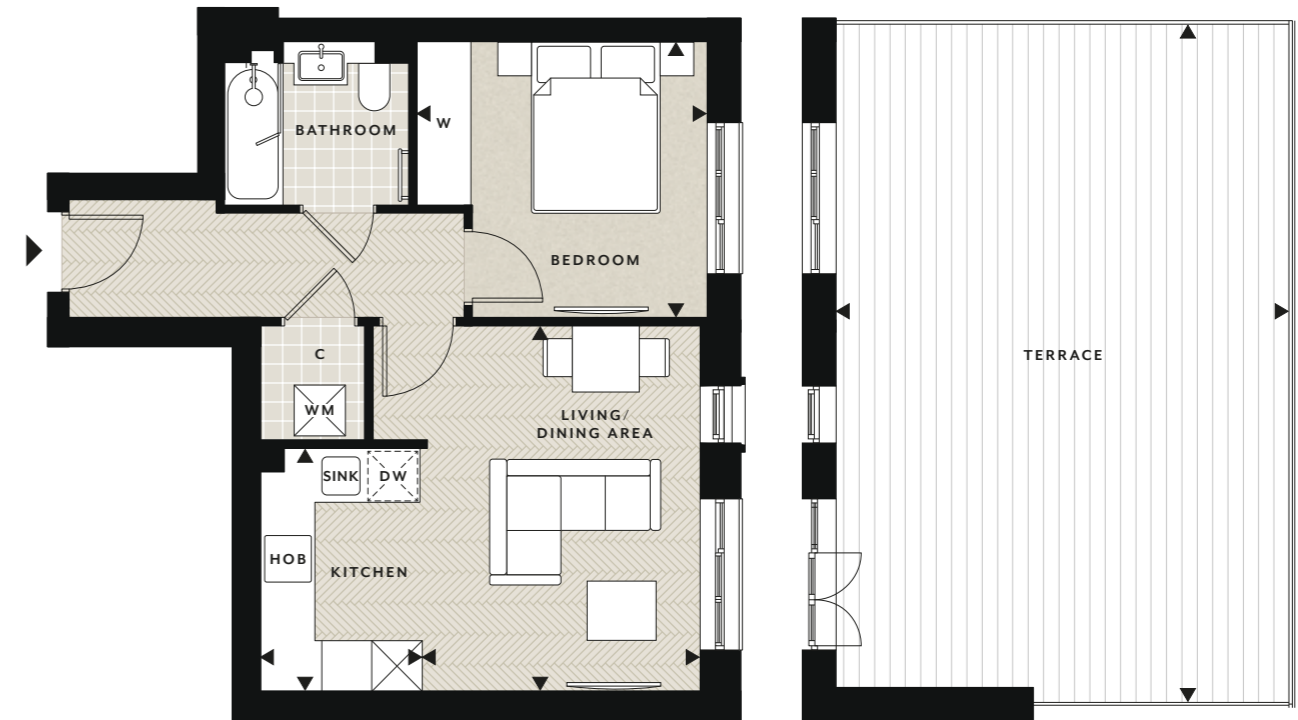
## ACCOMMODATION

Living / Dining Area	4.34m x 3.39m	14'3" x 11'1"
Kitchen	2.52m x 2.20m	8'3" x 7'3"
Bedroom	3.38m x 3.32m	11'1" x 10'11"
<b>Total Internal Area</b>	<b>45.21 sq m</b>	<b>487 sq ft</b>



# 1 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 86, 96, 107, 118



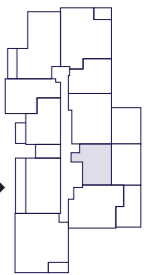
NORTH



\*Terrace to ground floor only  
PLOT: 86

## ACCOMMODATION

Living / Dining Area	4.37m x 3.33m	14'4" x 10'11"
Kitchen	2.90m x 1.92m	9'6" x 6'4"
Bedroom	3.48m x 3.30m	11'5" x 10'10"
Terrace*	8.12m x 5.42m	26'8" x 17'9"
<b>Total Internal Area</b>	<b>45.28 sq m</b>	<b>487 sq ft</b>



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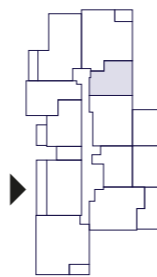
# 1 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 88, 98, 109, 120



## ACCOMMODATION

Living / Dining Area	4.12m x 3.29m	13'6" x 10'10"
Kitchen	3.16m x 1.92m	10'4" x 6'4"
Bedroom	3.68m x 3.08m	12'1" x 10'1"
<b>Total Internal Area</b>	<b>46.67 sq m</b>	<b>502 sq ft</b>



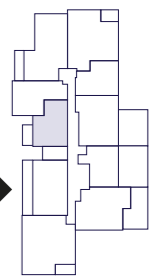
# 1 bedroom apartment

GROUND, 1ST, 2ND FLOORS · PLOTS 92, 102, 113



## ACCOMMODATION

Living Area	3.44m x 3.07m	11'3" x 10'1"
Kitchen / Dining Area	3.97m x 3.07m	13'0" x 10'1"
Bedroom	4.53m x 3.48m	14'10" x 11'5"
Balcony	3.06m x 1.53m	10'0" x 5'0"
Terrace*	4.12m x 1.70m	13'6" x 5'7"
<b>Total Internal Area</b>	<b>50.38 sq m</b>	<b>542 sq ft</b>



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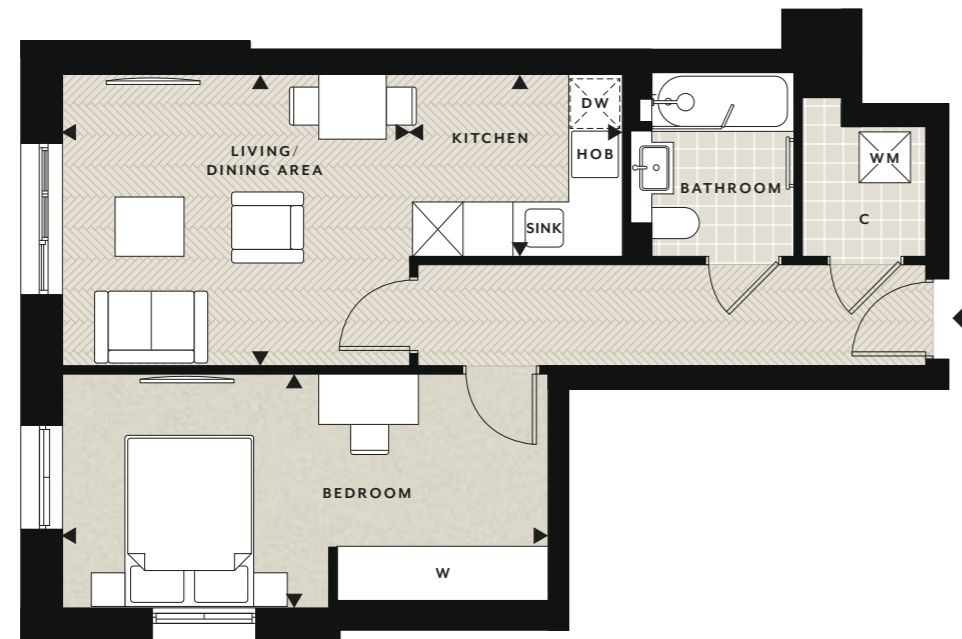


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# 1 bedroom apartment

GROUND, 1ST, 2ND FLOORS · PLOTS 91, 101, 112

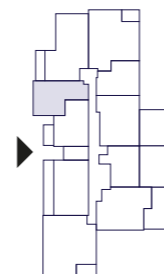


NORTH



## ACCOMMODATION

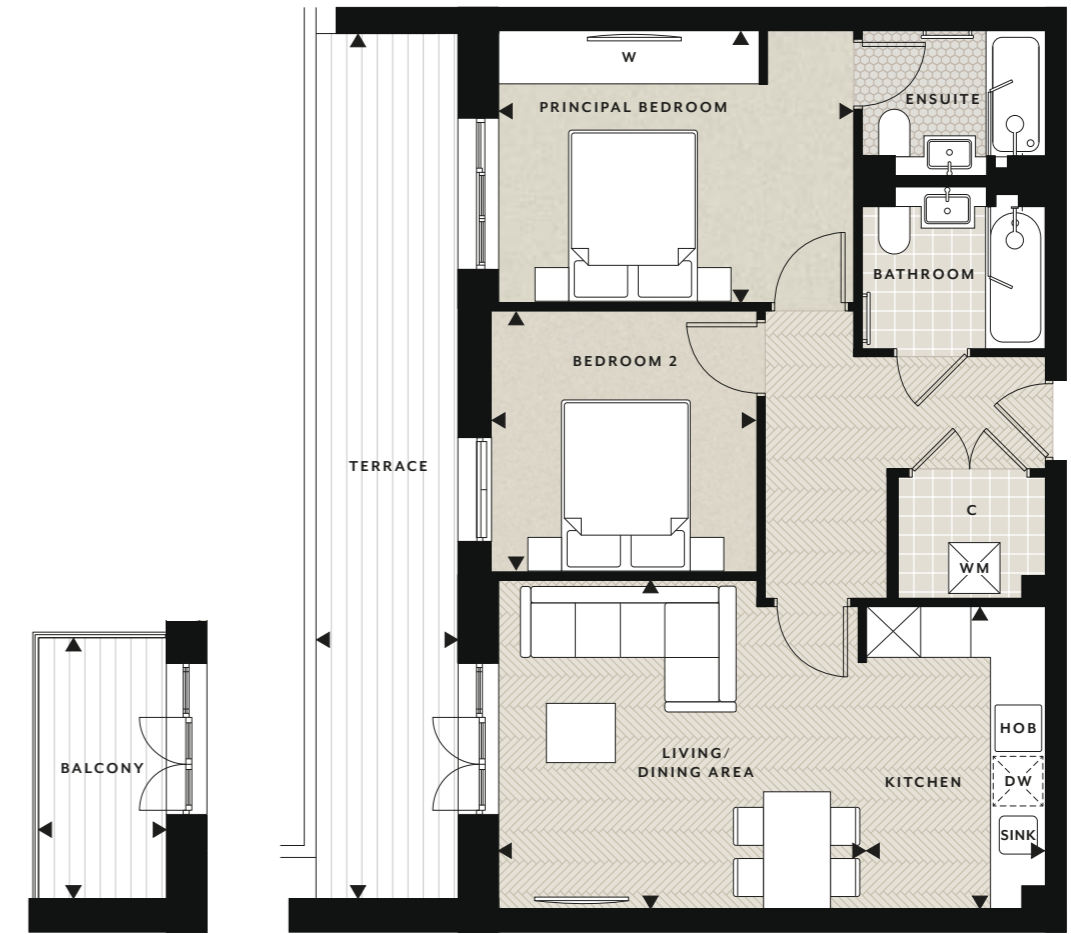
Living / Dining Area	4.16m x 3.49m	13'8" x 11'5"
Kitchen	2.55m x 2.18m	8'4" x 7'2"
Bedroom	5.81m x 2.80m	19'1" x 9'2"
<b>Total Internal Area</b>	<b>52.44 sq m</b>	<b>565 sq ft</b>



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# 2 bedroom apartment

GROUND, 1ST FLOORS · PLOTS 83, 93



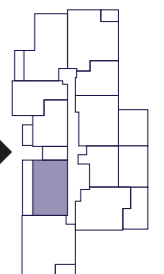
NORTH



\*Balcony to first floor only  
PLOT: 93

## ACCOMMODATION

Living / Dining Area	4.39m x 3.94m	14'5" x 12'11"
Kitchen	3.62m x 2.15m	11'11" x 7'1"
Principal Bedroom	4.24m x 3.26m	13'11" x 10'8"
Bedroom 2	3.18m x 3.11m	10'5" x 10'2"
Balcony*	3.13m x 1.53m	10'3" x 5'0"
Terrace	10.36m x 1.70m	34'0" x 5'7"
<b>Total Internal Area</b>	<b>69.05 sq m</b>	<b>743 sq ft</b>

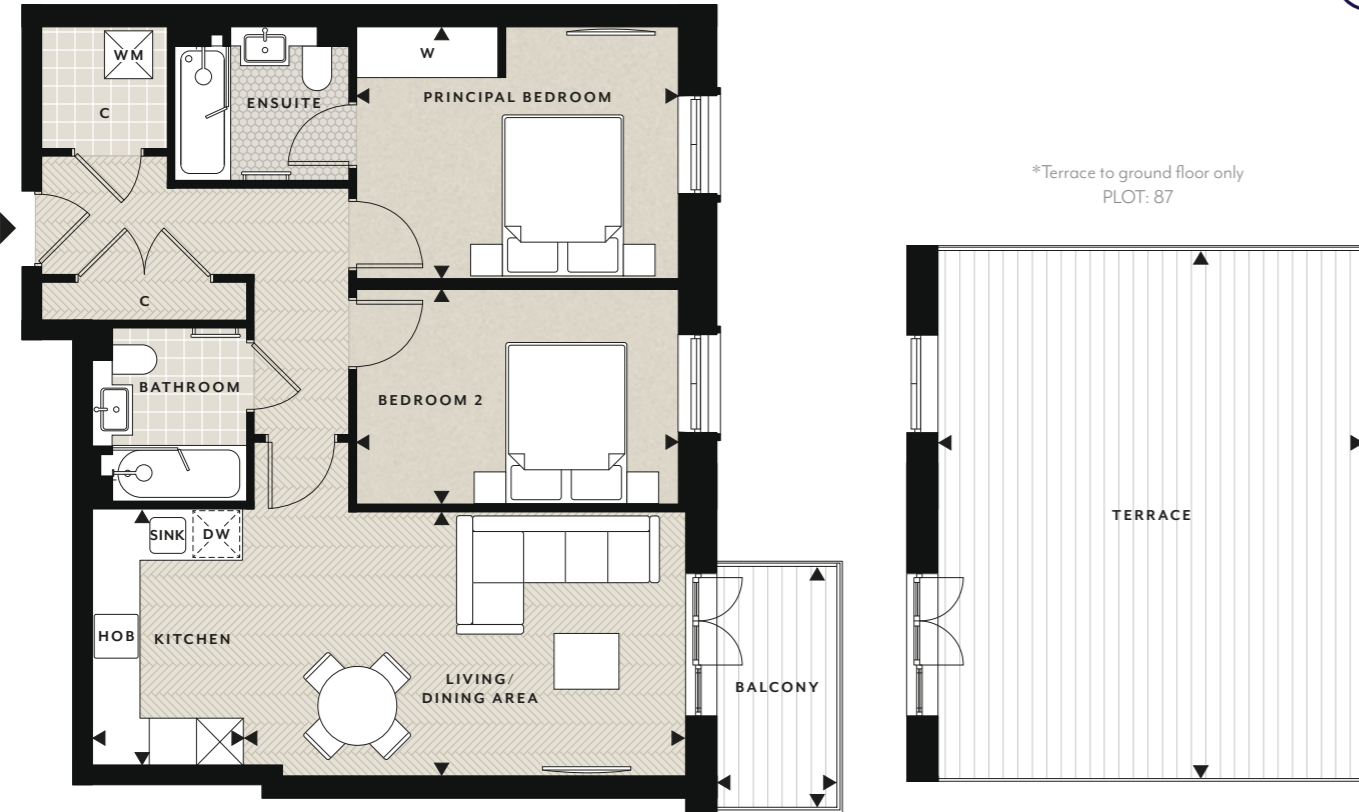


Floorplans shown for The Guinevere Apartments at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

# 2 bedroom apartment

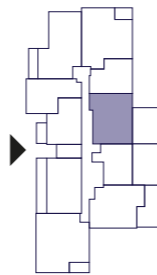
GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 87, 97, 108, 119

NORTH



## ACCOMMODATION

Living / Dining Area	5.62m x 3.36m	18'5" x 11'0"	Balcony	3.06m x 1.53m	10'0" x 5'0"
Kitchen	3.26m x 1.92m	10'8" x 6'4"	Terrace*	6.71m x 5.42m	22'0" x 17'9"
Principal Bedroom	4.09m x 3.21m	13'5" x 10'6"	<b>Total Internal Area</b>	<b>73.44 sq m</b>	<b>791 sq ft</b>
Bedroom 2	4.09m x 2.73m	13'5" x 8'11"			



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# 2 bedroom apartment

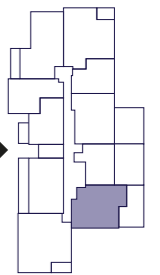
GROUND FLOOR · PLOT 85

NORTH



## ACCOMMODATION

Living / Dining Area	3.82m x 3.70m	12'6" x 12'2"
Kitchen	3.30m x 2.38m	10'10" x 7'10"
Principal Bedroom	3.94m x 3.69m	12'11" x 12'1"
Bedroom 2	3.37m x 3.10m	11'1" x 10'2"
Terrace	8.08m x 4.63m	26'6" x 15'2"
<b>Total Internal Area</b>	<b>74.47 sq m</b>	<b>802 sq ft</b>



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# 2 bedroom apartment

1ST, 2ND, 3RD FLOORS • PLOTS 95, 106, 117



NORTH



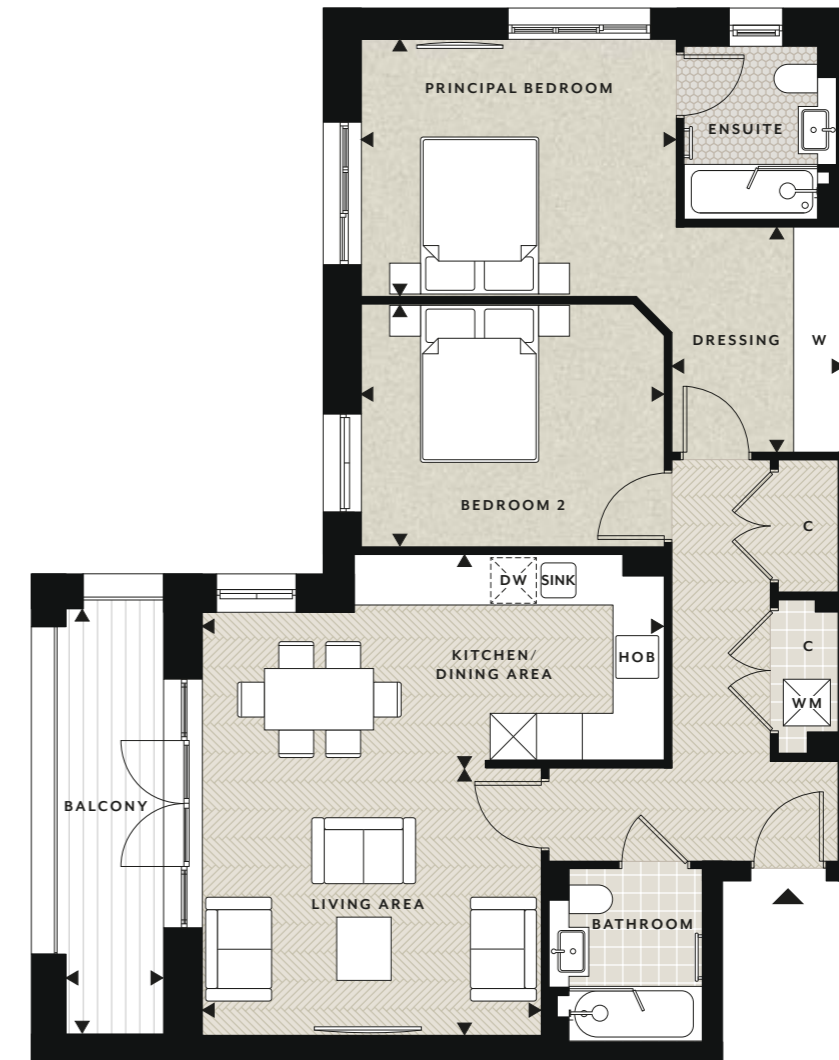
## ACCOMMODATION

Living / Dining Area	3.82m x 3.70m	12'6" x 12'2"
Kitchen	3.30m x 2.38m	10'10" x 7'10"
Principal Bedroom	3.96m x 3.69m	13'0" x 12'1"
Bedroom 2	3.37m x 3.10m	11'1" x 10'2"
Balcony	3.84m x 1.14m	12'7" x 3'9"
<b>Total Internal Area</b>	<b>74.48 sq m</b>	<b>802 sq ft</b>



# 2 bedroom apartment

GROUND, 1ST, 2ND FLOORS • PLOTS 90, 100, 111



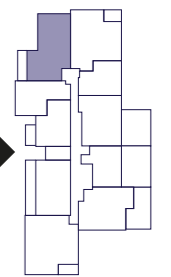
NORTH



## ACCOMMODATION

Living Area	4.31m x 3.40m	14'2" x 11'2"
Kitchen / Dining Area	5.87m x 2.72m	19'3" x 8'11"
Principal Bedroom	4.00m x 3.27m	13'1" x 10'9"
Dressing Room	2.86m x 2.20m	9'5" x 7'3"

Bedroom 2	3.85m x 3.08m	12'8" x 10'1"
Balcony	5.41m x 1.25m	17'9" x 4'1"
<b>Total Internal Area</b>	<b>84.19 sq m</b>	<b>906 sq ft</b>

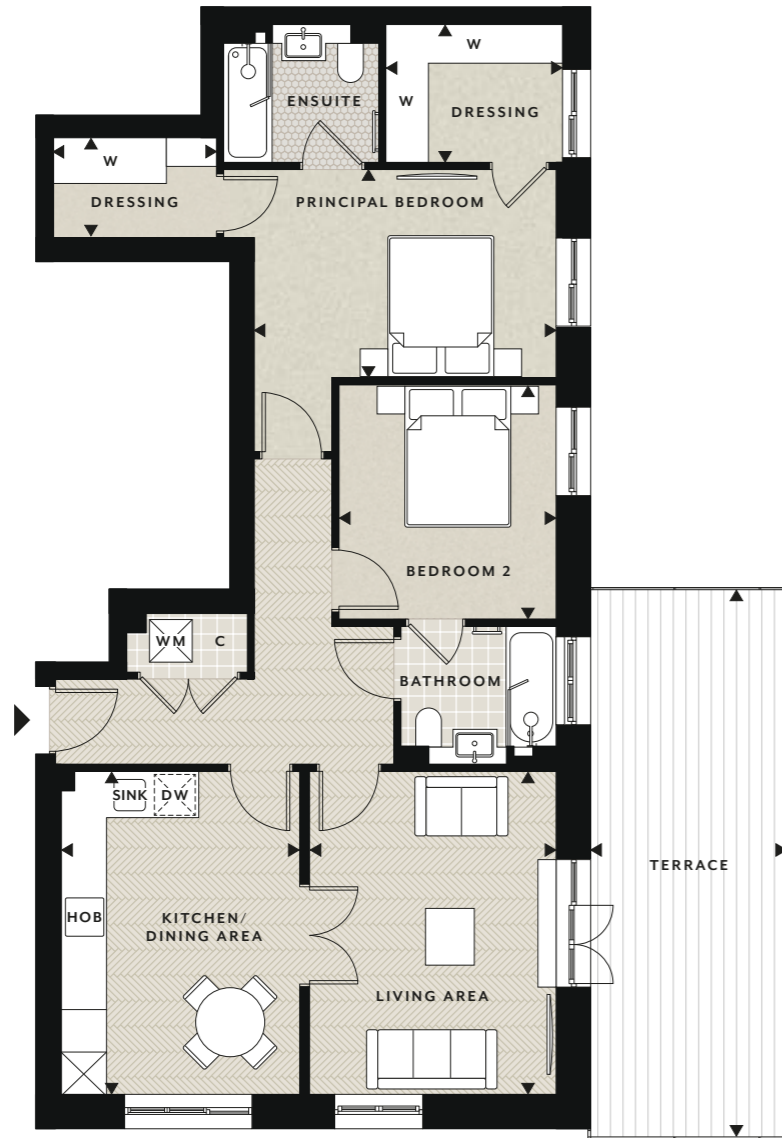


Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

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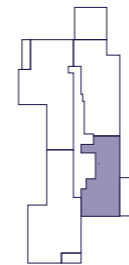
# 2 bedroom apartment

4TH FLOOR · PLOT 125



## ACCOMMODATION

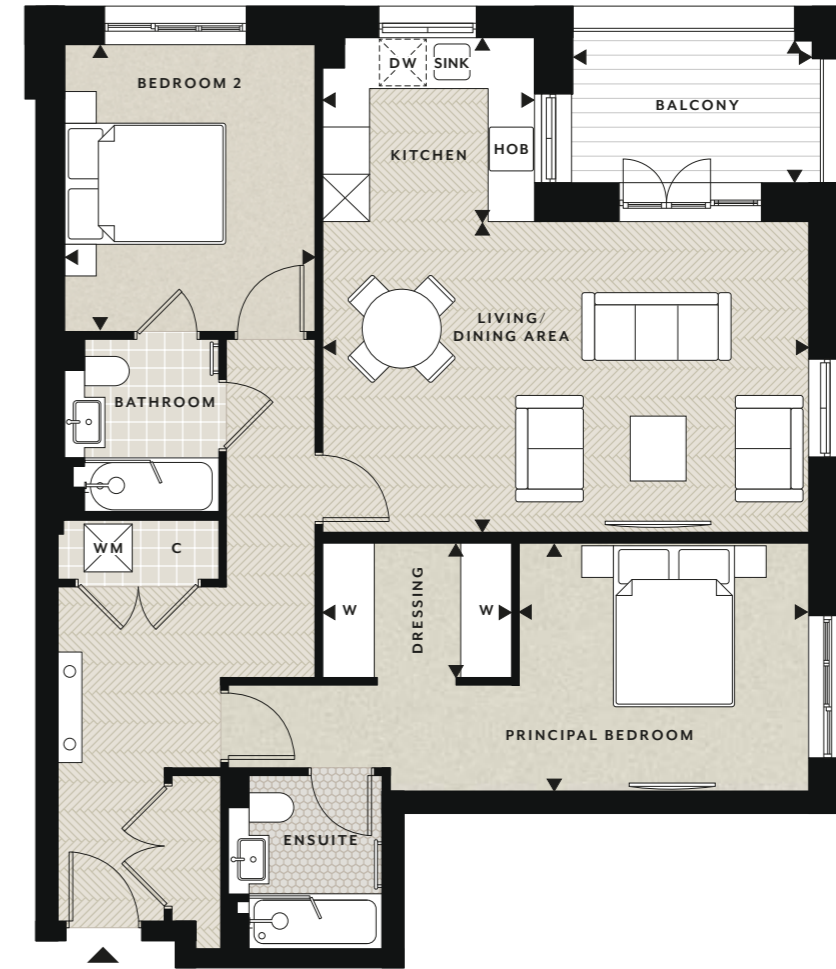
Living Area	4.58m x 3.52m	15'0" x 11'7"	Dressing Room 2	2.31m x 1.42m	7'7" x 4'8"
Kitchen / Dining Area	4.58m x 3.39m	15'0" x 11'1"	Bedroom 2	3.31m x 3.08m	10'10" x 10'1"
Principal Bedroom	4.28m x 2.94m	14'1" x 9'8"	Terrace	7.76m x 2.78m	25'6" x 9'1"
Dressing Room 1	2.50m x 1.96m	8'2" x 6'5"	<b>Total Internal Area</b>	<b>87.63 sq m</b>	<b>943 sq ft</b>



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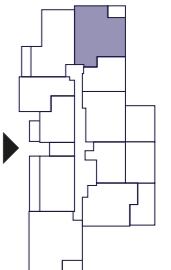
# 2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 89, 99, 110, 121



## ACCOMMODATION

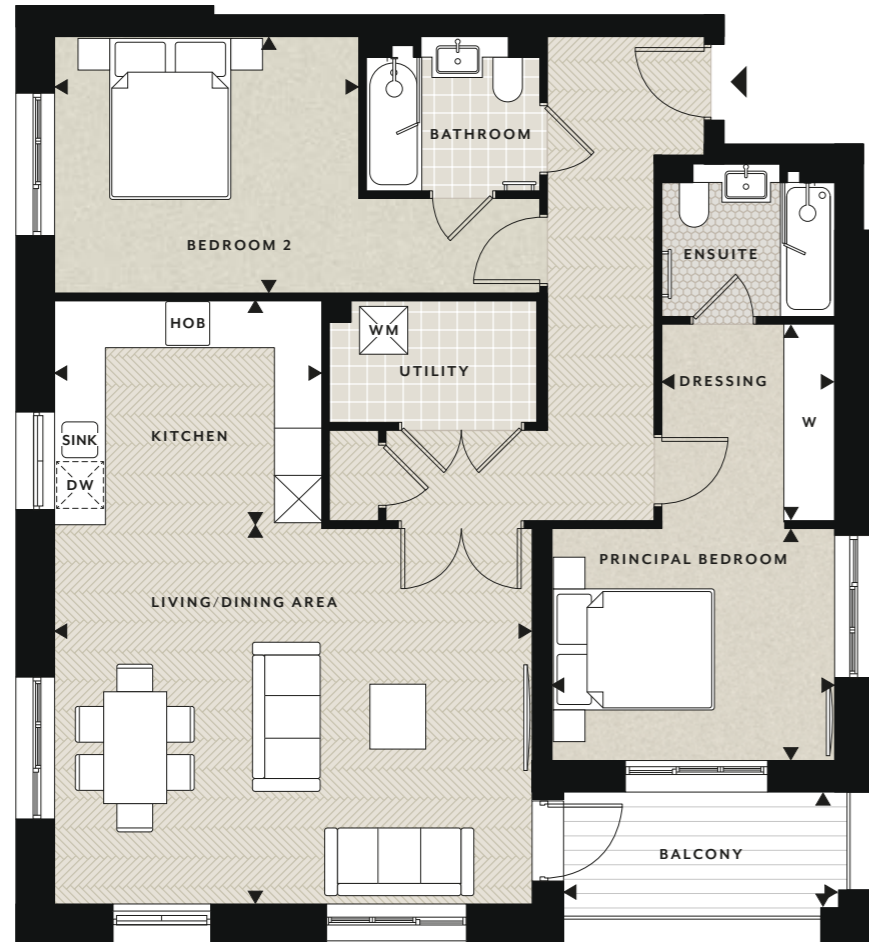
Living / Dining Area	6.18m x 3.95m	20'3" x 13'0"	Bedroom 2	3.65m x 3.18m	12'0" x 10'5"
Kitchen	2.34m x 2.70m	7'8" x 8'10"	Balcony	3.05m x 1.81m	10'0" x 5'11"
Principal Bedroom	3.68m x 3.16m	12'1" x 10'4"	<b>Total Internal Area</b>	<b>90.20 sq m</b>	<b>971 sq ft</b>
Dressing Room	2.40m x 1.71m	7'10" x 5'7"			



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# 2 bedroom apartment

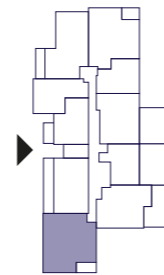
GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 84, 94, 105, 116



## ACCOMMODATION

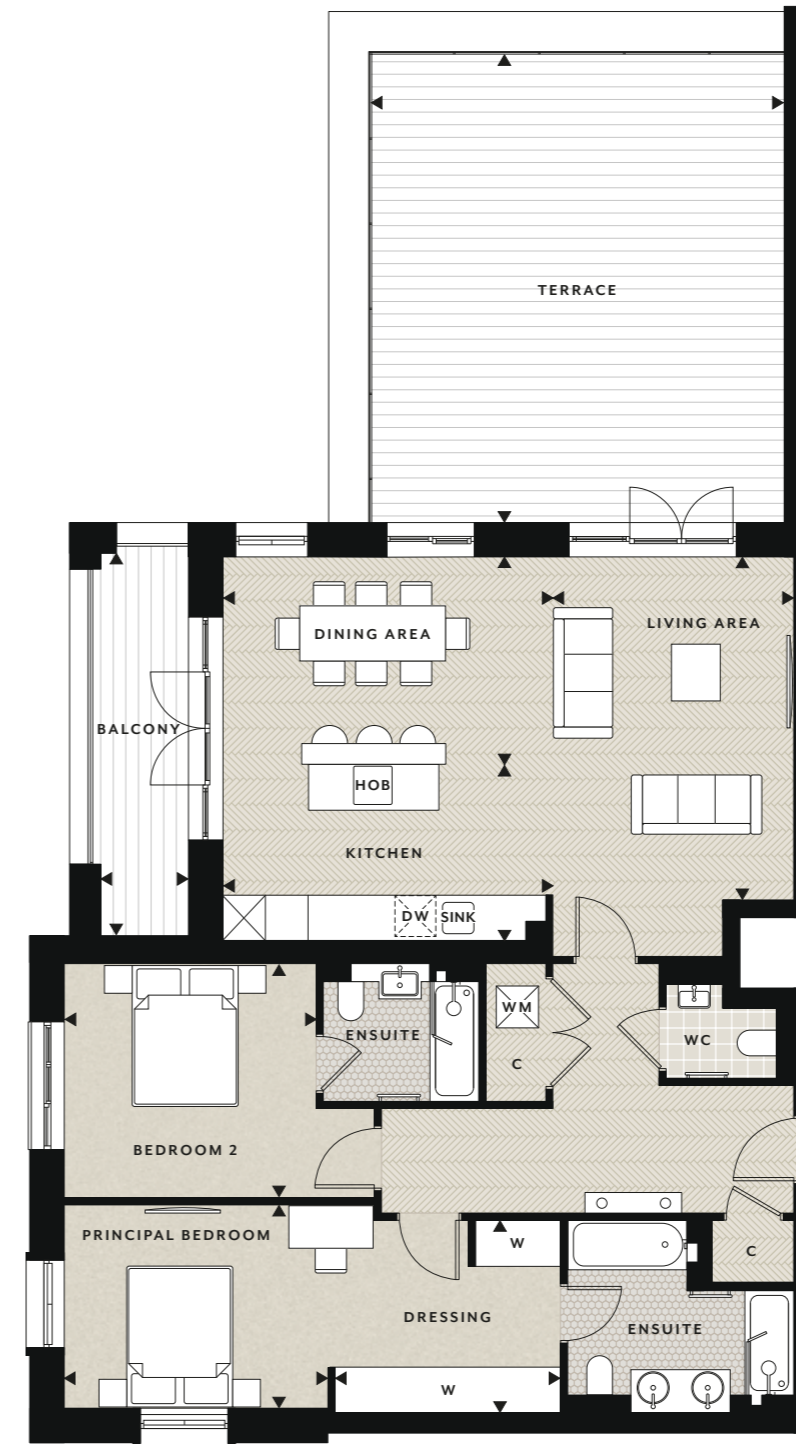
Living / Dining Area	6.08m x 4.82m	19'11" x 15'10"
Kitchen	3.40m x 2.85m	11'2" x 9'4"
Principal Bedroom	3.60m x 2.95m	11'10" x 9'8"
Dressing Room	2.50m x 2.20m	8'2" x 7'3"

Bedroom 2	3.87m x 3.26m	12'8" x 10'8"
Balcony	3.50m x 1.47m	11'6" x 4'10"
<b>Total Internal Area</b>	<b>99.77 sq m</b>	<b>1074 sq ft</b>



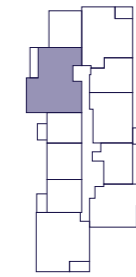
# 2 bedroom apartment

3RD FLOOR · PLOT 122



## ACCOMMODATION

Living Area	4.86m x 3.41m	15'11" x 11'2"
Dining Area	4.67m x 2.94m	15'4" x 9'8"
Kitchen	4.67m x 2.50m	15'4" x 8'2"
Principal Bedroom	3.73m x 2.88m	12'3" x 9'5"
Bedroom 2	3.60m x 3.32m	11'10" x 10'11"
Balcony	5.41m x 1.25m	17'9" x 4'1"
Terrace	6.64m x 5.85m	21'9" x 19'2"
<b>Total Internal Area</b>	<b>110.67 sq m</b>	<b>1191 sq ft</b>

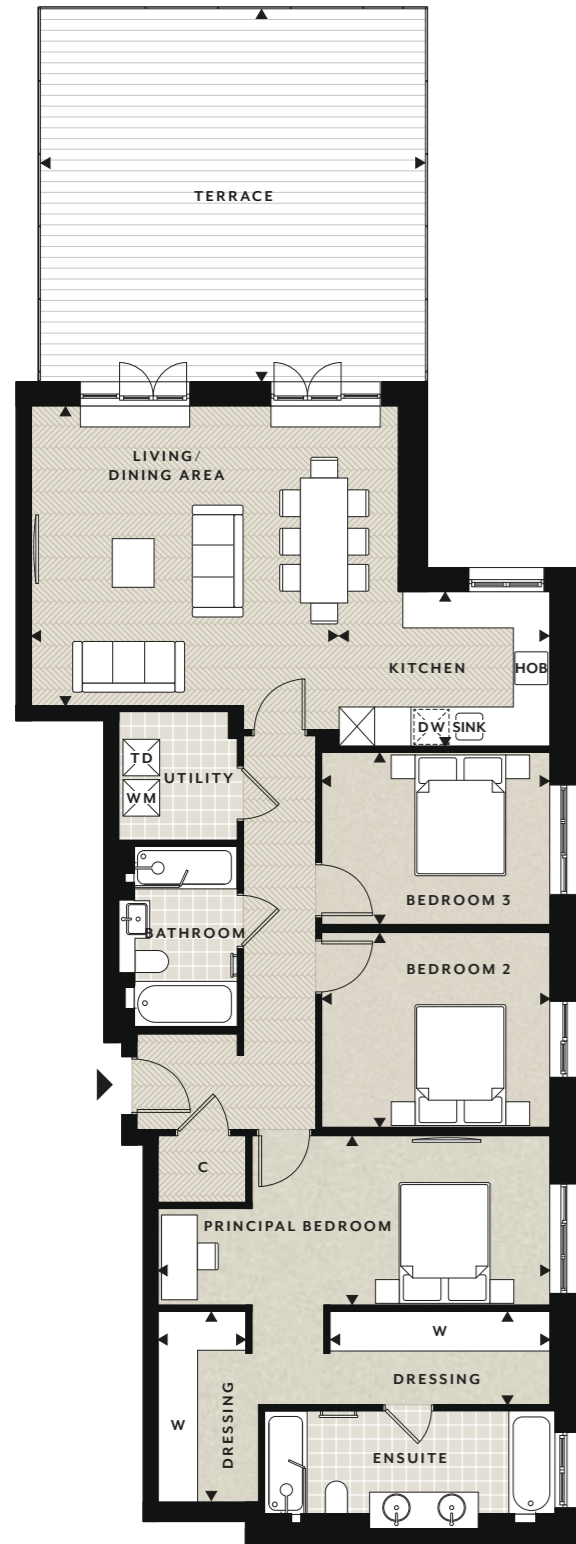


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# 3 bedroom apartment

4TH FLOOR · PLOT 126



## ACCOMMODATION

Living / Dining Area	4.95m x 5.08m	16'3" x 16'8"
Kitchen	3.49m x 2.56m	11'5" x 8'5"
Principal Bedroom	4.92m x 2.80m	16'2" x 9'2"
Dressing Room 1	3.63m x 1.55m	11'11" x 5'1"
Dressing Room 2	3.16m x 1.45m	10'4" x 4'9"
Bedroom 2	3.77m x 3.24m	12'4" x 10'8"
Bedroom 3	3.77m x 2.87m	12'4" x 9'5"
Terrace	6.37m x 6.17m	20'11" x 23'3"
<b>Total Internal Area</b>	<b>126.32 sq m</b>	<b>1360 sq ft</b>

# 3 bedroom apartment

4TH & 5TH FLOOR · PLOT 124



## ACCOMMODATION

Living Area	5.01m x 5.72m	16'5" x 18'9"
Kitchen / Dining Area	6.08m x 4.70m	19'11" x 15'5"
Principal Bedroom	5.76m x 3.05m	18'11" x 10'0"
Dressing Room	3.78m x 1.70m	12'5" x 5'7"
Bedroom 2	3.43m x 3.38m	11'3" x 11'1"
Bedroom 3	4.78m x 2.74m	15'8" x 9'0"
Balcony	3.50m x 1.47m	11'6" x 4'10"
Terrace	7.55m x 6.93m	24'9" x 22'9"
Sun Room	6.31m x 3.83m	20'8" x 12'7"
<b>Total Internal Area</b>	<b>181.47 sq m</b>	<b>1953 sq ft</b>

◀▶ Measurement Points   
 ▶ Entrance   
 W Fitted Wardrobe   
 C Cupboard   
 U Utility   
 DW Dishwasher   
 WM Space for Washing Machine   
 TD Space for Tumble Dryer

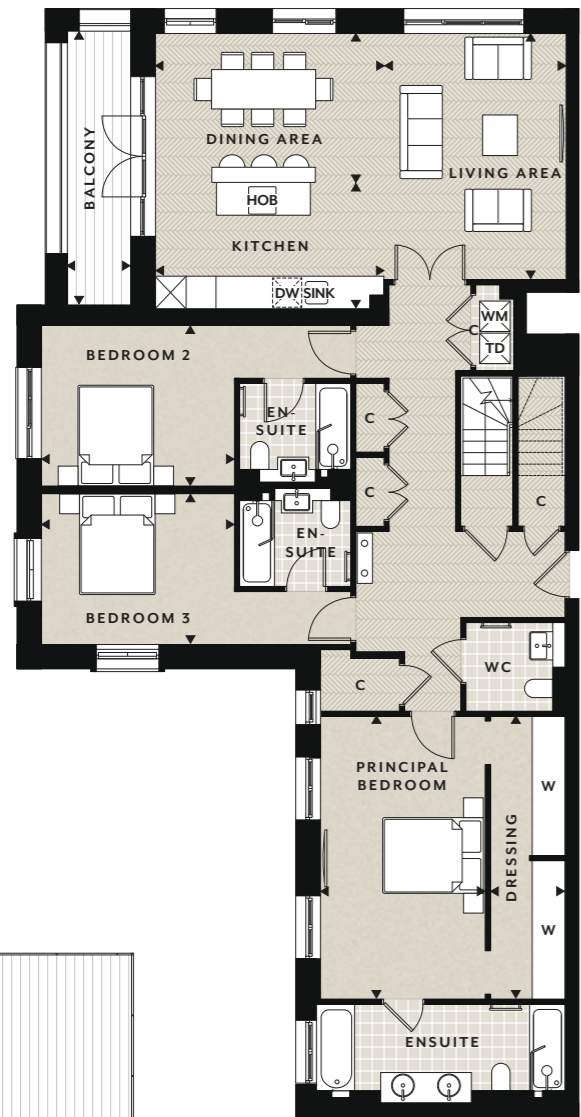
Floorplans shown for The Guinevere Apartments at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points   
 ▶ Entrance   
 W Fitted Wardrobe   
 C Cupboard   
 U Utility   
 DW Dishwasher   
 WM Space for Washing Machine   
 TD Space for Tumble Dryer

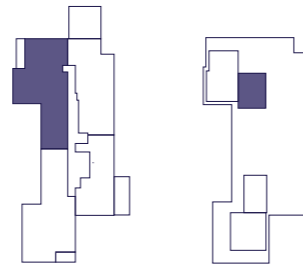
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# 3 bedroom apartment

4TH & 5TH FLOOR · PLOT 127

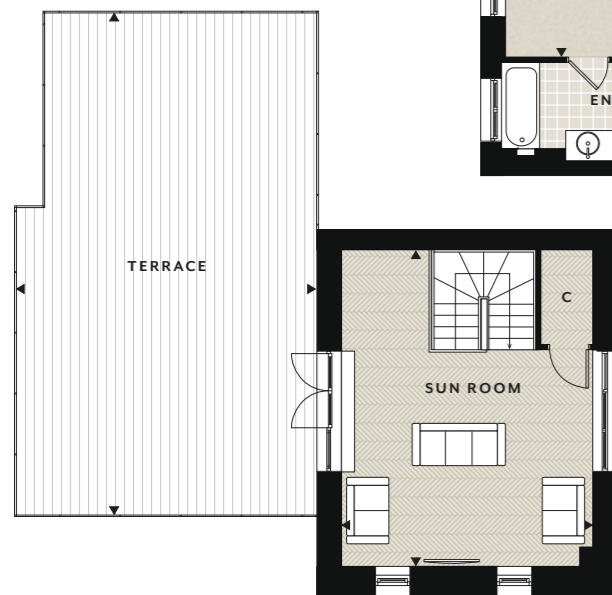


NORTH



## ACCOMMODATION

Living Area	4.86m x 3.60m	15'11" x 11'10"
Dining Area	4.51m x 3.11m	14'10" x 10'2"
Kitchen	4.51m x 2.33m	14'10" x 7'8"
Principal Bedroom	5.59m x 3.25m	18'4" x 10'8"
Dressing Room	5.59m x 1.47m	18'4" x 4'10"
Bedroom 2	3.81m x 3.18m	12'6" x 10'5"
Bedroom 3	3.81m x 2.98m	12'6" x 9'9"
Balcony	5.41m x 1.25m	17'9" x 4'1"
Terrace	9.92m x 5.94m	32'7" x 19'6"
Sun Room	6.25m x 4.96m	20'6" x 16'3"
<b>Total Internal Area</b>	<b>185.93 sq m</b>	<b>2001 sq ft</b>



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# GUINEVERE SPECIFICATION

## Individually designed kitchen

- Contemporary styled kitchen
- Karonia Mistral Aria work surface with feature tiled splashback
- Siemens Built-in multi-functional fan assisted oven
- Siemens Built-in microwave oven
- Siemens 60cm Induction hob
- Integrated extractor (chimney extractor where hob is within the island unit)
- Siemens Integrated fridge/freezer
- Caple Integrated wine cooler
- Siemens Integrated dishwasher (selected plots)
- Space and plumbing for separate washer/dryer within utility cupboard
- Stainless steel single bowl sink with mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

### PENTHOUSE SPECIFICATION

- Silestone work surface
- Stainless Steel one and a half bowl sink
- Miele Built-in multi-functional fan assisted oven
- Miele Built-in combination microwave oven
- Miele 76cm Induction hob
- Space and plumbing for separate washer/dryer within utility cupboard
- Plots with separate utility rooms incorporate co-ordinating cabinetry with laminated work surface and plumbing for washer/dryer



## Quality bathrooms

- Contemporary styled bathrooms with white sanitaryware
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk-in shower with fixed head to principal ensuite
- Bath with shower and screen to bathroom
- Bath with shower when separate walk-in/enclosed shower is included within bathroom/ensuite
- WC with dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

## Heating, electrical & lighting

- Electric panel radiators with individual thermostat with integrated timer
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Shaver sockets provided to bathroom and ensuite(s)
- LED downlights to hall, kitchen/living area, all bedrooms and bathrooms
- LED pendant lighting to dining area



SHOW APARTMENT PHOTOGRAPHY IS INDICATIVE ONLY

## Interior finishes

- Two panelled entrance door in wood finish with satin brass handle
- Two panel satin white finished door with brushed nickel or brass finish door furniture
- Full height wardrobes with shaker hinged doors or walk in wardrobe to the principal bedroom (refer to individual apartment drawing)
- Satin paint finish to all internal joinery
- Herringbone laminate wood effect flooring to hall and kitchen/living/dining area
- Tiled floor to bathrooms
- Fitted carpets to all bedrooms

### PENTHOUSE SPECIFICATION

- Feature tiled floor to entrance hall
- Painted Timber staircase with twisted spindle leading to sun room with glass balustrade to top section entering sun room (where applicable)



## Communal areas

- Video door entry phone system linked from entrance door
- Clear toughened glass finish balustrades with stainless steel handrail and supports from basement to first floor. Metal balustrade and handrail to all other floors
- Communal secure postal boxes located on ground floor
- Tiled entrance hall, with carpeted upper floor, stairs and landings
- Lift to all apartments finished in stainless steel with mirror and tiled floor
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors
- Mains operated smoke detectors to all floors
- Residents Gymnasium
- Secure cycle storage area
- Communal satellite dish
- External lighting, wall mounted downlights to balconies and terraces
- Landscaped public areas
- Enclosed refuse and additional communal cycle storage
- Landlords external water supply
- Secure basement parking provided for apartments and penthouses
- Infrastructure to support electric car charging
- Concierge Service

## Security and peace of mind

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall
- 10 Year NHBC Buildmark Scheme
- 2 year Berkeley warranty



SHOW APARTMENT PHOTOGRAPHY IS INDICATIVE ONLY

## Home entertainment & communications

- TV points to living and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution amplifier provided
- Telephone point to living room
- Cat 6 pre-wired Home Network points provided to living and principal bedroom in two bedroom apartments and some one bed apartments (refer to individual apartment drawings)
- USB Charging Points provided to kitchen and all bedrooms

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SHOW APARTMENT PHOTOGRAPHY IS INDICATIVE ONLY

# Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



## TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



## TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



## TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



## TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



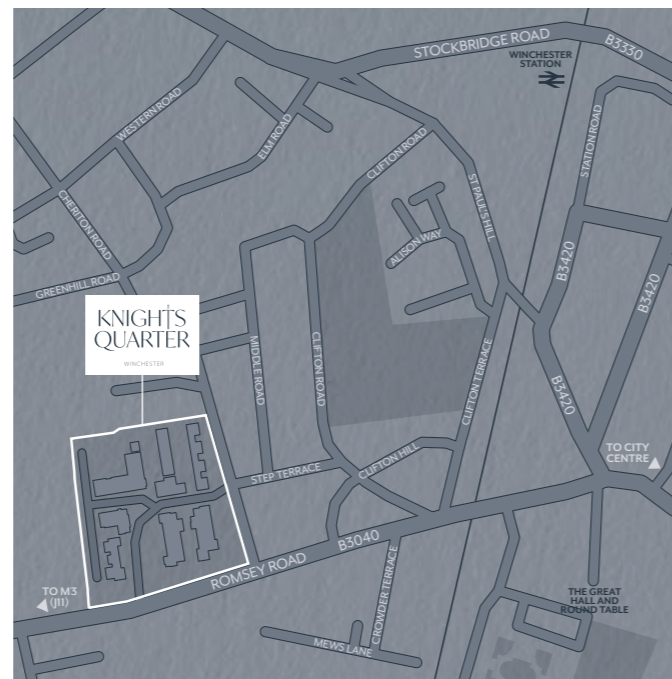
Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



# Get in touch

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